

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

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CELYN AVENUE
LAKESIDE

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LAKE SIDE, CF23 6EH - £240,000

A TWO BEDROOM GROUND FLOOR MAISONETTE
This spacious property benefits from its own entrance, parking, and garage, as well as a PRIVATE REAR GARDEN. Internally there is an entrance porch, hallway, lounge, fitted kitchen, two bedrooms and bathroom. Located in the very popular location of LAKE SIDE and within a short drive to Roath Park and A48/M4 access, is this spacious property. LAKE SIDE is in close proximity to local shops/amenities and is the catchment area for Lakeside Primary School and Cardiff High School. NO ONWARD CHAIN!

2 bedroom(s) 1 bathroom(s) 732.00 sq ft

HALL & ENTRANCE PORCH

LOUNGE
3.96m 2.13m x 3.66m 2.44m (13' 7" x 12' 8")

KITCHEN
3.05m 0.91m x 2.44m (10' 3" x 8')

BEDROOM 1
3.96m 2.13m x 2.74m 3.35m (13' 7" x 9' 11")

BATHROOM

BEDROOM 2
4.27m 3.35m max x 3.35m 2.44m (14' 11" max x 11' 8")

GARAGE & PARKING
Allocated garage next to the garden, plus parking in front of the garage.

TENURE
We have been informed the property is Leasehold, with an approx. 143 years remaining, but this is to be confirmed by your solicitor

SCHOOL CATCHMENT
Lakeside Primary School (year 2024-25)
Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)
Ysgol Gyfun Gymraeg Bro Ederm (year 2024-25)

GROUND RENT
We have been informed the ground rent is £60 per year, but this is t be confirmed by your solicitor

COUNCIL TAX
Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.